013.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,900 / 922,900
					USE VALUE:	922,900 / 922,900
					ASSESSED:	922,900 / 922,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-14A	WHITE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BITTEKER STEVEN A & EVA B
Owner 2:	
Owner 3:	
Street 1:	4 WHITE ST APT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY ROBERT D/JAMES F -
Owner 2:	TRS/WHITE REALTY TRUST -
Street 1:	36 STONE RIDGE RD
Twn/City:	BREWSTER
St/Prov:	MA Cntry:
Postal:	02631

NARRATIVE DESCRIPTION

This parcel contains 4,938 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2743 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	468,400		454,500	922,900
Total Card	0.113	468,400		454,500	922,900
Total Parcel	0.113	468,400		454,500	922,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.48 | /Parcel: 336.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10302

GIS Ref

GIS Ref

Insp Date 11/17/17

!1275!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,500	0	4,938.	454,500	923,000	923,000	Year End Roll	12/18/2019
2019	104	FV	363,400	0	4,938.	482,900	846,300	846,300	Year End Roll	1/3/2019
2018	104	FV	363,400	0	4,938.	352,200	715,600	715,600	Year End Roll	12/20/2017
2017	104	FV	340,800	0	4,938.	306,800	647,600	647,600	Year End Roll	1/3/2017
2016	104	FV	340,800	0	4,938.	261,300	602,100	602,100	Year End	1/4/2016
2015	104	FV	303,600	0	4,938.	255,700	559,300	559,300	Year End Roll	12/11/2014
2014	104	FV	303,600	0	4,938.	210,200	513,800	513,800	Year End Roll	12/16/2013
2013	104	FV	315,900	0	4,938.	200,000	515,900	515,900		12/13/2012

PRINT

Date	Time
12/10/20	16:55:16

LAST REV

Date	Time
09/10/19	09:14:49
danam	
1275	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY ROBERT D	69713-368		8/2/2017		915,000	No	No		
MURPHY ROBERT D	51525-82		8/1/2008	Family	99	No	No		
	12751-303		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2019	467	Insulate	6,854	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	SQ Returned	EMK	Ellen K
11/17/2017	Inspected	PH	Patrick H
10/5/2017	MEAS&NOTICE	BS	Barbara S
4/6/2009	Meas/Inspect	163	PATRIOT
11/3/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10302
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA: 0.11336 | Total SF/SM: 4938 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,513 | Spl Credit | Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05015242
Const Adj.:	0.98000199
Adj $ / SQ:	174.956
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678825
Depreciation:	210436
Depreciated Total:	468389

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

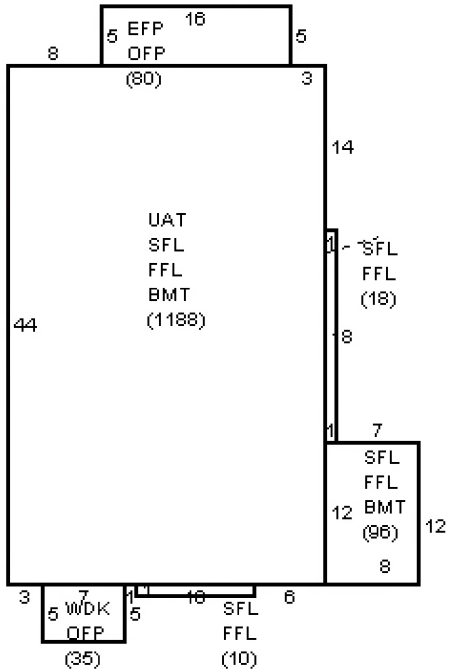
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.96
Special Features:	0	Val/Su Net:	105.61
Final Total:	468400	Val/Su SzAd	178.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,312	174.960	229,542
SFL	Second Floor	1,312	174.960	229,542
BMT	Basement	1,284	52.490	67,393
UAT	Upper Attic	297	90.980	27,020
OFP	Open Porch	115	30.230	3,477
EFP	Enclos Porch	80	60.030	4,802
WDK	Deck	35	15.680	549
	Net Sketched Area:	4,435	Total:	562,325
Size Ad	2624	Gross Are	5326	FinArea 2743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	